

ORDINANCE NO. 608-2012

AN ORDINANCE OF THE CITY OF GARRETSON, SD, AMENDING THE MUNICIPAL ORDINANCES OF THE CITY OF GARRETSON, SD, BY AMENDING TITLE 3, CITY WIDE REGULATIONS, CHAPTER 01-05, MANUFACTURED HOMES (OUTSIDE OF AN APPROVED MANUFACTURED HOME PARK)

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARRETSON, SD:

That Section 13.01.05, of the Municipal Ordinances of Garretson, SD, is hereby amended to read as follows:

Manufactured Home is defined as any home that has a current or surrendered title.

(A) Outside of an approved Manufactured Home Park, no manufactured home shall be parked in any district for more than 48 hours, unless a building permit has been issued for the location of such manufactured home, or in the following situations:

- (1) In the A District (Agriculture), whenever a manufactured home is utilized as a temporary dwelling for family members or farm/ranch laborers, such dwelling shall be considered an accessory used.
- (2) During the construction of a dwelling, a manufactured home may be parked and occupies on land owned by the occupant or occupants thereon, until the construction of the dwelling is complete, but not for a period exceeding 180 days.

(B) Once a Manufactured Home has been removed from any district, not in an approved Manufactured Home Park, it may not be replaced with another Manufactured Home unless the home was removed due to a natural disaster to include fire, straight line winds, or tornado, or if approved by Garretson City Council. At that time, the manufactured home owner may appear before the Board of Adjustment to request a conditional use permit and building permit. All manufactured homes outside a mobile home parks are subject to the final approval or disapproval by the Garretson City Council.

(C) No building permit for the location of a manufactured home shall be issued until a Conditional Use Permit has been approved by the Board of Adjustment. The Board of Adjustment shall not approve a Conditional Use Permit unless the following requirements and standards will be met:

- (1) The manufactured home shall meet or exceed the federal Manufactured Home Construction and Safety Standards;
- (2) The manufactured home shall be constructed upon a permanent foundation;
- (3) The manufactured home shall comply with all lot and yard requirements established for the zoning district in which it is to be located;
- (4) The manufactured home shall be aesthetically compatible with neighboring dwelling units, including but not limited to the following factors: width, length, area, number of stories, siding and roofing materials, roof style and pitch, and condition.
- (5) The manufactured home shall be less than 10 years old.
- (6) The manufactured home must be replaced within 90 days of removal of existing manufactured home.

Adopted this 10th day of September, 2012

Signed: Tim Mullin
Mayor, City of Garretson

ATTEST:

Anna Uhl
Finance Officer, City of Garretson

Seal

First Reading: August 13, 2012
Second Reading & Adoption: September 10, 2012
Publication: September 20, 2012
Effective Date: October 10, 2012